WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057621 DEEDWARR
Recvd: 07/06/16 15:36 2 pgs
Fees:13.00 Taxes:863.95
20160706-0069260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,500.00

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH day of JUNE, 2016.

Notary Public 8-23-16

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian Courville	Mortgage Investors Group	173 09 0A 050.00
(NAME)	(NAME)	
7717 Porter House Dr.	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Three Thousand Five Hundred And No/100 Dollars ($233,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeff Chapman, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Courville, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 225, on the Plan of Revision Two Resubdivision of Lots 47, 48, 72, 73 & 63 through 69, Section Two, Lenox Village, of record in Instrument No. 20020705-0081261, as replatted in Instrument No. 20030115-006163, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Chapman by Warranty Deed from Linda M. Shepherd, unmarried dated May 4, 2006 and recorded May 9, 2006 as Instrument No. 20060509-0054092, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7717 Porter House Dr., Nashville, TN 37211

File Number: NAT-163428SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2016.

Jeff Chapman

STATE OF ~~TENNESSEE~~ North Carolina

COUNTY OF Buncombe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeff Chapman, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Vanessa P. Reynolds
Notary Public

My Commission Expires: 6-30-2020

(SEAL)

VANESSA P. REYNOLDS NOTARY PUBLIC BUNCOMBE CO., N.C.

File Number: NAT-163428SSO